

PLANNING STATEMENT

Incorporating Affordable Housing Statement and Section 106 Heads of Terms

In respect of

Land to the rear of 2-4 Shoot-Up Hill, London, NW2 3QN

On behalf of

Notting Hill Genesis

JCG24044
Planning Statement
1.0
June 2021

PLANNING STATEMENT

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1 INTRODUCTION

- 1.1 This detailed planning application is submitted to the London Borough of Camden ('the Council') on behalf of Notting Hill Genesis ('the applicant'), for development of land to the rear of 2-4 Shoot-Up Hill, London, NW2 3QN ('the site').
- 1.2 The proposal is for:
- “Demolition of the existing single storey buildings on the site and the erection of a four storey residential block to provide 6 new units with associated landscaping, cycle parking and amenity space.”*
- 1.3 The site comprises part of the rear garden of 4 Shoot-Up Hill and a single storey garage with two attached single storey timber sheds accessed from Maygrove Road. The garage and outbuildings are used as a car repair workshop. The existing buildings are located to the rear of residential properties at 2-4 Shoot-Up Hill and adjacent to the terrace at 1-39 Maygrove Road. The site is in close proximity to Kilburn tube station and various bus routes on Shoot-Up Hill.
- 1.4 The site is not located within a Conservation Area but is located within the Fortune Green and West Hampstead (FG and WH) Neighbourhood Area and within an Archaeological Priority Zone. The site is also located in a TfL Underground Zone of Influence and has underground development constraints of a history of surface flow and slope stability.
- 1.5 This Planning Statement sets out the planning policies in relation to the site and assesses the proposed development against each of these policy considerations. It is accompanied by the following documents:

Report	Consultant
Application Form	RPS
Community Infrastructure Levy Form	RPS
Covering Letter	RPS
Planning Statement, Incl. Affordable Housing Statement, Section 106 Heads of Terms	RPS
Design & Access Statement inc Accessibility Statement and Waste Storage and Collection Statement.	Fraser Brown Mackenna Architects (FBM)
Existing & Proposed Drawings	Fraser Brown Mackenna Architects (FBM)
Acoustic Report	XC02
Air Quality Report	XC02
Arboricultural Impact Assessment	ACD Environmental
Archaeology Desk Based Assessment	RPS Archaeology
Commercial Condition Report	FFT
Construction Management Plan Pro Forma	NHG & RPS
Contamination Desktop Study	Tully De'Ath
Daylight/Sunlight – internal and neighbouring	Avison Young
Employment Report	CF Commercial
Energy Statement & Sustainability Statement	XC02
Ecological Impact Assessment	ACD Environmental

PLANNING STATEMENT

Report	Consultant
Flood Risk Assessment & Drainage Strategy Report	Tully De'Ath

1.6 The following section identifies key aspects of the site and its surrounding area.

2 SITE AND SURROUNDING AREA

The Site

- 2.1 The site is formed of land to the rear of numbers 2-4 Shoot-Up Hill and occupies a site area of approximately 286 sqm. To the west, the site is bound by the four storey 2-4 Shoot-Up Hill, to the north by Claudius Court, a three storey residential building, and to the southeast by four storey terraced houses on Maygrove Road.
- 2.2 The existing buildings on the site are owned by Notting Hill Genesis and comprise a single storey garage and timber sheds occupied by a small scale car repair and service centre that is in very poor condition. The northern part of the site is comprised of part of the communal garden of No. 4 Shoot-Up Hill to the rear, which is currently unused and overgrown. Notting Hill Genesis own these parcels of land along with the adjoining 2-4 Shoot-Up Hill.
- 2.3 The site is accessed from Maygrove Road near its junction of Shoot-Up Hill and benefits from good public transport accessibility with a PTAL of 6a, which represents an 'excellent' level of accessibility to public transport. The site is within walking distance of Kilburn Underground Station (approximately one minute walk) which lies on the Jubilee Line and Brondesbury Station (approximately three minutes' walk) that lies on the Overground. Frequent bus services run along Shoot-Up Hill.
- 2.4 In terms of designations, the site falls within the Fortune Green and West Hampstead Neighbourhood Plan Area and adjoins but falls outside of Kilburn High Road Town Centre. The site does not fall within a Conservation Area and there are no Statutory Listed Buildings within proximity however, there are two locally listed structures nearby comprising a black and white glazed ceramic tile street sign embedded in the brickwork of the wall outside 2 Shoot-Up Hill, and the Railway Bridges and Arches over Maygrove, Loveridge, Iverson and Kilburn High Road.
- 2.5 The site falls within Flood Zone 1 (i.e. lowest probability of flooding). There are a number of trees on and around the site none of which are subject to Tree Preservation Orders.

Surrounding Context

- 2.6 Immediately east of the site sits a terrace of Victorian housing with a maximum building height of 3 storeys, stretching to the junction with Fordwych Road with semi basements and half storey raised ground levels. To the immediate south sits a four storey Victorian terrace stretching westwards to Aerial Road. There are some ground floor based food and accountancy businesses immediately south of the site.
- 2.7 To the west of the site sits the junction of Kilburn High Road, Shoot-Up Hill and Christchurch Avenue, and Kilburn Underground Station. Kilburn station provides London Underground trains between Stratford station to the east and Stanmore to the north west. Brondesbury station provides London overground services between Stratford and Richmond or Clapham Junction
- 2.8 With regards to local parks and amenity, Maygrove Peace park is within a 5 minute walk to the east. and Kilburn Grange Park is approximately 10 minutes' walk to the south.
- 2.9 The following section outlines the site's history and the pre-application discussions held with Council officers.

3 PLANNING HISTORY

The Site

- 3.1 There are no planning applications for the site itself available on Camden’s online planning portal. In July 1982 planning permission was granted for the adjoining buildings at 2-4 Shoot-Up Hill, of which the site comprises part of the communal garden, for works of conversion to form eight self-contained flats (ref: 34272).

Pre-Application Discussions

- 3.2 The proposals have been subject to two pre-application meetings with the Council’s Planning and Design Officers which are summarised below.

Pre-Application (1) – 27 March 2019

- 3.3 A pre-application meeting was held in March 2019 with the Council’s Senior Planning Officer, Rachel English and Urban Design Officer, Kevin Fisher.
- 3.4 The proposals presented at the first pre-application meeting comprised the “*redevelopment of the land to the rear of 2-4 Shoot-Up Hill to provide a five storey plus lower ground level residential building comprising 11 flats (use class C3).*”
- 3.5 The proposed residential unit mix was:
- 5 x 2B3P apartments; and
 - 6 x 1B2P apartments.
- 3.6 The Planning and Urban Design Officer made a number of comments which have been taken into consideration and are summarised below.

Principle of Development

- 3.7 The Council confirmed that that the principle of development was likely to be acceptable, including the loss of the existing employment use and part of a communal garden, due to its size, and supported the proposed residential use.

Design

- 3.8 Officers advised that the proposals had been discussed at Camden’s Major Case Conference, which considered that it sought to deliver too many units on the site; whilst a modern design may be appropriate it needs to reference the adjoining terrace in scale, levels and window bay treatment.
- 3.9 The Council commented that the design appears to be dictated by the site constraints rather than being a comprehensive design concept. Whilst, in response to the above comments, there may be a reduction in the number of units, high quality design may accommodate high density development.

Unit Mix

- 3.10 The Council sought some 3 bed units but, given the site’s urban location, noted there may be flexibility on the proportion of 1 beds and studios.

Affordable Housing

- 3.11 As the development will have a floorspace of less than 1,000 sqm, a financial contribution towards affordable housing may be appropriate. A planning application would need to include justification as to why affordable housing cannot be provided at another NHG site in the borough.

Residential Amenity

- 3.12 Duplexes at ground floor and basement may be appropriate subject to the provision of suitable accommodation. Concern was raised with the relocation of living space to the rear of the site due to its northern aspect.

- 3.13 The proposed location of the cycle store in the basement was considered impactable.

Basement

- 3.14 As the scheme is for comprehensive development it would not need to apply the design requirements sought by Camden's basement policy.

Neighbouring Amenity

- 3.15 Concern was raised with the potential for overlooking of the residential dwellings to the north of the site.

Pre-Application (2) – December 2019

- 3.16 A second pre-application meeting was held on 2 December 2019 with the Council's Senior Planning Officer, Rachel English and Urban Design Officer, Kevin Fisher in order to discuss the advice received in March 2019.

- 3.17 The revised proposals responded to the advice received and comprised "*the demolition of the existing buildings on the site and erection of a residential block to provide seven flats from lower ground to third floor*".

- 3.18 The Council issued a formal written response on 28 April 2020. The feedback received is summarised below.

Principle of Development

- 3.19 Officers recognised that the site, surrounded by residential occupiers is not necessarily the most suitable location for continued employment use. However, further information would need to be submitted as part of a planning application to fully satisfy the requirements of Policy E2 in terms of evidencing alternative ways to retain business use on the site or exploring alternative options.

- 3.20 Further information would be required for a planning application to justify whether the existing business could be relocated to another premises.

- 3.21 If the proposals are considered acceptable at application stage, it is likely that the Council would seek a contribution to training and employment initiatives via a S106 legal agreement.

Design

- 3.22 The revised scheme removed the fifth floor with the fourth floor now set back to respond to the adjoining terrace on Maygrove Road. Overall, the mass and scale of the revised proposals were considered appropriate for the site and its context. The set back of the roof storey and the use of chamfered corners aided in this respect and also act to soften the appearance of the building. The

advice confirms that the proposal suitably has regard to the form and function of the surrounding buildings and street.

Unit Mix

- 3.23 The revised proposals include 4 x 1-bed, 2 x 2-bed and 1 x 3-bed unit. The Council recognised that at this location, within very close proximity to a tube station, the 4 x 1-bed units may be considered acceptable at application stage.
- 3.24 As the proposals exceed five units, the Council will require 90% M4(2) accessible and adaptable dwellings and 10% M4(3) wheelchair user dwellings in accordance with Policy H6 of Camden Local Plan.

Affordable Housing

- 3.25 The affordable housing contribution would be calculated as a sliding target as a percentage of floor area starting at 2% for one home (measures as 100sqm GIA) and increasing by 2% for each additional 100sqm of GIA added to capacity. For example, where a development would contribute an additional 500sqm of residential floorspace, 10% of this area (2% x 5) / 50sqm would be expected to be provided as affordable.
- 3.26 Where it is demonstrated that onsite provision is not appropriate, in accordance with this policy the Council will accept a payment-in-lieu of affordable housing.
- 3.27 The following section provides an overview of the final proposed development.

4 PROPOSED DEVELOPMENT

4.1 As outlined in the preceding sections of this statement, the site is formed of land to the rear of Nos. 2-4 Shoot-Up Hill and the proposed development is for the:

“Demolition of the existing single storey buildings on the site and the erection of a four storey residential block to provide 6 new units with associated landscaping, cycle parking and amenity space.”

4.2 The design of the scheme has evolved since the pre-application discussions in 2019 in order to address the feedback received from the Council’s Planning and Design Officers. The proposal presented at the second pre-application meeting was confirmed as largely acceptable in terms of overall height, massing and design by LB Camden’s internal Design Surgery.

4.3 Minor design alterations were suggested following the second pre-application meeting which have been addressed in the submitted proposals and are summarised below:

- *Removal of basement level to address drainage concerns*
- *Reduction in dwellings to provide six flats*
- *Introduction of a chamfer to the front bay balcony element*
- *Increasing the transparency of the ground floor metal screen to the entrance porch*
- *Scale of perforation increased to improve transparency*
- *Revised texture and pattern of the metal work and balustrades.*

Scale and Massing

4.4 The proposal comprises the provision of six new residential units across four storeys.

4.5 As shown in Figure 4.1 below, a four storey building is consistent with the scale of the buildings in the surrounding area



Figure 4.1: Proposed street view from Maygrove Road

- 4.6 Consistent with the scale of the surrounding area, the four storey building has been conceived as a villa block which acts as a bookend to the terraced housing on Maygrove Road.
- 4.7 On the upper floors the private amenity balconies have been articulated as a bay type structure which picks up on the language of the adjoining terraced housing and other properties in the surrounding area, but in a contemporary manner.
- 4.8 The top floor has a notched profile in plan which not only helps reduce the overall massing but also helps to give an articulated roof profile and provides a sunny south facing terrace.

Unit Mix

- 4.9 The scheme provides six residential units which will comprise of:
- 4 x 1B2P Units (min. area 50sqm)
 - 1 x 2B4P Units (min. area 70sqm)
 - 1 x 3B4P Wheelchair Adaptable Unit (100sqm)

Materiality and Appearance

- 4.10 The use of brick, as shown in Figure 4.2 below, has been integral in connecting the proposed block to its surrounding context. The brick material chosen will offer a distinctive charm and identity by tapping into the details of local heritage.
- 4.11 The buff brick selected will be laid in Flemish bond in order to provide more visual interest and break down the scale of the masonry.
- 4.12 The metal work elements, such as window frames, balustrades and ground level perforated screens will be unified in a bronze type colour, which will provide a warmth and contrast to the light tones of brick and stone.



Figure 4.2: Street Facing Facade

Access, Refuse and Parking

Cycle Parking

- 4.13 Communal cycle storage is proposed adjacent to the main entrance of the building and accessed via the secured entrance porch, providing 10 safe and secure cycle spaces on double stacked bike racks in compliance with the London Plan requirements.
- 4.14 The residential short stay/visitor spaces are provided via a bank of Sheffield stands located within the landscaped forecourt.
- 4.15 All cycle parking is consistent with the guidance provided within London Cycling Design Guide.

Vehicle Parking

- 4.16 The proposal is a car-free development given the site's excellent accessibility to public transport, with a PTAL rating of 6a.
- 4.17 Parking on Maygrove Road is only available to permit holders between Monday and Friday.
- 4.18 For the residential M4(3) adaptable unit, a blue badge holder would be able to apply for an on-street parking permit and there are two designated disabled bays at the junction of Maygrove and Fordwych and a disabled space on Garlinge Road.

Refuse and Recycling

- 4.19 The development is served by a dedicated communal refuse and recycling store located by communal entrance and accessed externally at ground level. The location of the bin stores is compliant with recommended travel distance from residents' properties to bin stores (maximum of 30m excluding vertical travel) as set out in BS 5906 'Waste Management in Buildings'.
- 4.20 The bin store has capacity for 2 x 1,100 L Eurobins and 1 x 240L Eurobin.

Accessibility

- 4.21 The approach to accessible design has ensured that all aspects of the building have been considered from the outset. The design proposals comply with Part M of the Building Regulations and BS 8300:2009 'The Design of Buildings and Their Approaches'.
- 4.22 The proposed building seeks to comply with the following:
- Approaches are step-free, level and clear of obstructions.
 - Approach routes have a minimum clear width of 1200mm.
 - There are level 1500x1500mm landings outside the communal entrances.
 - A clear turning circle, 1500mm in diameter is provided inside the communal entrances and in all wheelchair adaptable dwellings' entrance areas.
- 4.23 The provision of a lift to dwelling entrances is not considered feasible due to the footprint and orientation of the site layout and the viability implications of ongoing maintenance costs. As such the apartments from first floor and upwards would be considered as visitable dwellings M4(1), however, the ground level apartment would be Part M4(3) wheelchair adaptable.

Amenity and Landscape

- 4.24 Each residential unit is dual aspect and provided with high-quality private amenity space in the form of a rear garden, external terraces and private balconies.
- 4.25 As shown in Table 4.1 below, the provision of private amenity space meets or exceeds the London Plan and LB Camden’s policy requirements.

Table 4.1: Private Amenity Space Provision

Unit No	Unit Size	Private Amenity Space (sqm)
1	3B4P (WA)	56 sqm
2	1B2P	5 sqm
3	1B2P	5sqm
4	1B2P	5sqm
5	1B2P	5sqm
6	2B4P	7.4 sqm

- 4.26 In terms of landscaping, the proposal seeks the removal of several low grade category ‘C’ trees across the site as they would impose significant constraints to the development. However, as a mitigation measure, three replacement lime trees (Tilia Cordata ‘Greenspre’) will be planted within the landscaped forecourt fronting Maygrove Road. In addition to this, a number of Biodiverse landscaped areas are proposed at roof level totalling 98.4 sqm.
- 4.27 The following section summarises the relevant planning policy considerations.

5 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 5.2 Camden's Local Plan is comprised of the:
- London Plan (2021)
 - Camden Local Plan (2017)
 - Policies Map (2017)
 - London Housing SPG (2016)
 - Fortune Green and West Hampstead Neighbourhood Plan (2015)
- 5.3 The London Plan Supplementary Planning Guidance (SPGs) have also been considered:
- Housing SPG (2016)
- 5.4 The following Camden Planning Guidance (CPG) documents are considered to be of relevance in terms of this application.
- Access for All (March 2019)
 - Air Quality (January 2021)
 - Amenity (January 2021)
 - Design (January 2021)
 - Developer Contributions (March 2019)
 - Employment Sites and Business Premises (January 2021)
 - Energy Efficiency and Adaptation (January 2021)
 - Housing (January 2021)
 - Public Open Space (January 2021)
 - Planning for Health and Wellbeing (January 2021)
 - Transport (January 2021)
 - Trees (March 2019)
 - Water and Flooding (March 2019)
- 5.5 Camden Council is in the process of reviewing the Camden Sites Allocations Plan (2013). Consultation on the draft Site Allocations Local Plan (February 2020) took place between Thursday 13 February and Friday 27 March 2020. This document only relates to land with potential for 10 or more units and so is not relevant to the site. Once adopted it will be used alongside other policies in Camden's Development Plan to assess development proposals on key sites and areas.

5.6 The National Planning Policy Framework (NPPF), published in February 2019, and the National Planning Practice Guidance (NPPG), which is an online resource, are also material considerations.

Site Designations

5.7 On the basis of the adopted Proposals Map (2017) (Figure 5.1), the site is located within the following designations:

- Fortune Green and West Hampstead Neighbourhood Plan Area

5.8 As shown below, the site adjoins but falls outside of the designated Kilburn High Road Town Centre.

5.9 The site does not fall within a Conservation Area or within proximity of any Statutory Listed Buildings, however, there are two Locally Listed Structures within proximity of the site comprising a ceramic tile street sign embedded in the brickwork of the wall outside 2 Shoot-Up Hill, and the Railway Bridges and Arches over Maygrove, Loveridge, Iverson and Kilburn High Road.

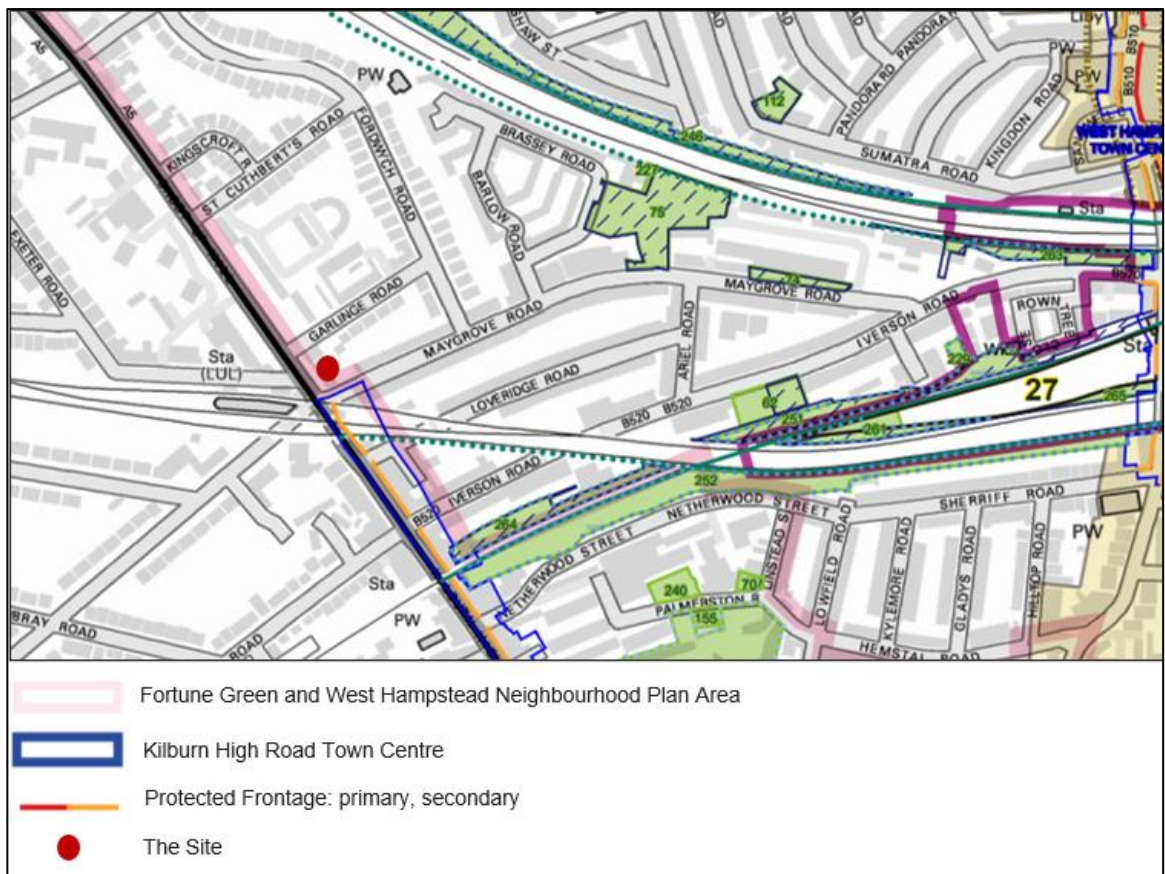


Figure 5.1: Extract of LB Camden Adopted Proposals Map (2017)

5.10 The site is not subject to any other policy designations neither is it allocated for development within the Council's adopted or emerging planning policy.

National Planning Policy Framework (NPPF) (February 2019)

5.11 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, whilst paragraph 8 sets out the three dimensions to sustainable development: economic, social, and environmental.

- 5.12 Paragraph 8 also states that these roles should not be undertaken in isolation and it outlines that to achieve sustainable development, economic, social, and environmental gains should be sought jointly and simultaneously through the planning system. Paragraph 10 states that a presumption in favour of sustainable development is at the heart of the NPPF.
- 5.13 Paragraph 11 states that for decision-taking this means ‘approving development proposals that accord with the development plan without delay’ and where the development plan is absent, silent, or relevant policies are out-of-date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.14 Paragraph 39 notes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 5.15 Paragraph 68 outlines that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 5.16 In line with paragraph 38 of the NPPF, local planning authorities should approach decisions in a positive and creative way, and decision makers at every level should seek to approve applications for sustainable development wherever possible.
- 5.17 Paragraph 117 of the NPPF encourages the effective use of land for new homes and other uses by reusing land that has been previously developed (brownfield land) and existing buildings. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.
- 5.18 Paragraph 118 of the NPPF states that planning policy and decisions should:
- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
 - give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and
 - promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.
- 5.19 Paragraph 122 also notes that planning policies and decisions should support development that makes efficient use of land.
- 5.20 Paragraph 85 recognises that residential development often plays an important role in ensuring the vitality of town centres and encourages residential development on appropriate sites.
- 5.21 Paragraph 127 states that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Relevant Policies

Camden Local Plan (2017)

- Policy DM1: Delivery and Monitoring
- Policy H1: Maximising Housing Supply
- Policy H4: Maximising the Supply of Affordable Housing
- Policy H6: Housing Choice
- Policy H7: Large and Small Homes
- Policy E1: Economic Development
- Policy E2: Employment Premises and Sites
- Policy A1: Managing the Impact of Development
- Policy A3: Biodiversity
- Policy A4: Noise and Vibration
- Policy D1: Design
- Policy D2: Heritage
- Policy C5: Safety and Security
- Policy C6: Access for All
- Policy CC1: Climate Change Mitigation
- Policy CC2: Adapting to Climate Change
- Policy CC3: Water and Flooding
- Policy CC4: Air Quality

- Policy CC5: Waste
- Policy T1: Prioritising Walking, Cycling and Public Transport
- Policy T2: Parking and Car Free Development

Fortune Green and West Hampstead Neighbourhood Plan (2015)

- Policy 1: Housing
- Policy 2: Design and Character
- Policy 7: Sustainable Transport
- Policy 8: Cycling
- In Policy 12: Business, Commercial and Employment Premises and Sites
- Policy 18: Trees

5.22 London Plan 2021 Policies

- Policy E4: Land for industry, logistics and services to support London's economic function
- Policy E7: Industrial intensification, co-location and substitution
- Policy G6: Biodiversity and Access to Nature
- Policy GG2: Making the Best Use of Land
- Policy GG4: Delivering the Homes Londoners Need
- Policy GG6: Increasing Efficiency and Resilience
- Policy D3: Optimising Site Capacity through Design-Led Approach
- Policy D4: Delivering Good Design
- Policy D5: Inclusive Design
- Policy D6: Housing Quality and Standards
- Policy D7: Accessible Housing
- Policy D11: Safety, Security and Resilience to Emergency
- Policy D13: Agent of Change
- Policy H1: Increasing Housing Supply
- Policy H2: Small Sites
- Policy H4: Delivering Affordable Housing
- Policy H5: Threshold Approach to Applications

- Policy H10: Housing Mix and Size
- Policy HC1: Heritage and Conservation and Growth
- Policy SI1: Improving Air Quality
- Policy SI2: Minimising Greenhouse Gas Emissions
- Policy SI12: Flood Risk Management
- Policy SI13: Sustainable Drainage
- Policy T1: Strategic Approach to Transport
- Policy T2: Healthy Streets
- Policy T5: Cycling
- Policy T6: Car Parking
- Policy T6.1: Residential Parking
- Policy T7: Deliveries, Servicing and Construction

5.23 The following section of this report assesses the proposed development against this planning policy context

6 PLANNING APPRAISAL

6.1 The proposal is for the “*demolition of the existing single storey buildings on the site and the erection of a four storey residential block to provide 6 new units with associated landscaping, cycle parking and amenity space.*”

6.2 This section considers the proposal against the adopted and emerging planning policy context.

Principle of Development

Principle of Loss of Employment Space

6.3 The site is not a designated employment/industrial site but London Plan Policy E4 seeks to maintain a sufficient supply of land or premises in industrial or industrial related use in order to meet current and future demand throughout London. Part C of the policy notes that any release of industrial capacity should be in-line with the requirement set out in London Plan Policy E7 and in locations that are well-connected by public transport, walking and cycling and contribute to other planning priorities including housing (and particularly affordable housing).

6.4 London Plan Policy E7, Part C states that proposals for residential development on non-designated industrial sites should only be supported where:

- *There is no reasonable prospect of the site being used for the industrial purpose; or*
- *The site has been allocated for development; or*
- *Industrial, storage or distribution floorspace is provided as part of the redevelopment of the site.*

6.5 At a local level, Camden Local Plan Policy E1 aims to create conditions for economic growth by safeguarding existing employment sites and premises within the Borough. Camden Local Plan Policy E2 resists the development of business premises for non-business uses unless it can be demonstrated that:

- *The premises are no longer suitable for non-business use; and*
- *The possibility of retaining reusing or redeveloping the site or using the building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.*

6.6 In addition to the above, Policy 12 of the FG and WH Neighbourhood Plan seeks to promote economic growth by applying a presumption in favour of retaining existing employment sites and ensuring that proposals for the redevelopment of existing sites, re-provides or increases the quantum of employment floorspace.

6.7 Further detailed guidance is set out within the Council’s adopted ‘Employment Sites and Business Premises’ CPG (January 2021). Paragraph 7 of the guidance notes that when the Council are assessing proposals that involve the loss of a business use they will consider:

- whether the premises are in a reasonable condition to allow the use to continue;
- the range of unit sizes it provides, particularly suitability for small businesses;
- the suitability of the location for any business use; and

- how the business use is related to other neighbouring/nearby land uses.

6.8 When a loss of employment floorspace is proposed, applicants should provide evidence that they have fully explored alternative ways to retain business use of the space (e.g. re-provision, refurbishment), and fully outline why the alternative schemes were deemed inappropriate.

Assessment – Loss of Employment Space

6.9 In the April 2020 pre-application advice, officers recognised that the site, surrounded by residential occupiers, is not necessarily the most suitable location for employment use. Nevertheless, officers advised that the proposal would need to be justified against the requirements of Policy E2; namely that it is no longer suitable for employment use and that the refurbishment of the site for an employment use has been appropriately explored.

6.10 The Employment Sites and Business Premises CPG (January 2021) states that the Council will assess relevant proposals that involve the loss of a business use. The Council will take into account various factors such as whether the premises are in a reasonable condition to allow the use to continue; the range of unit sizes it provides; the suitability of the location for any business use; the relationship between the premises and the neighbouring land use; and level of potential benefit that the proposal will generate.

Current Condition of the Site

6.11 The existing garage has been occupied for approximately 20 years as a car repair and servicing premises (Class B2), with two-to-three employees. This tenancy is unprotected and the lease allows a three month break clause at any time. The occupier is a sole trader and it is not used in conjunction with any other premises in the area.

6.12 Faithorn Farrell Timms LLP have been appointed to prepare a Commercial Condition Report, enclosed as part of the application submission. Their report confirms that the property comprises a brick garage and two wood sheds. The structures do not have any kitchen, heating, bathroom or sewer drainage facilities. Portable warm air heaters are the only form of heating available. The garage building is in poor condition:

- The roof has woodworm. The timber rafters are sagging and it leaks due to the numerous gaps in the roof sheets.
- The external walls have numerous cracks, widespread efflorescent staining, moss growth and missing sections of brickwork and pointing. Ivy is growing on the façade and the brick cill on the west elevation has collapsed into the rear gardens.
- The foundations have suffered subsidence caused by the proximity of neighbouring trees.
- Windows and doors require replacement.

6.13 Therefore the garage structure is considered to be beyond economic repair. The timber sheds are also in poor condition with leaking and sagging sections of corrugated sheets, sagging and unsupported sections of the timber roof structures, and rotting wood. Both sheds are at risk of uncontrolled collapse. Finally the lack of drainage to the site results in flooding across the site during periods of rainfall, including into the garage and sheds

Demand for Employment Use at the Site

- 6.14 The Commercial Condition Report therefore demonstrates that whilst car repair activities are currently undertaken on site, the lack of sewer drainage systems, kitchen or bathroom facilities confirm that this site was never intended as an independent employment use. Furthermore, the structures are in extremely poor condition beyond repair and require replacement.
- 6.15 In addition, the terms of the tenancy confirm the informal nature of the existing employment use.
- 6.16 Camden's Employment Sites CPG outlines that when assessing the loss of a business use various factors will be taken into account such as whether the premises are in a reasonable condition to allow the use to continue, the range of unit sizes it provides and the suitability of the location for any business use. It is considered that the site does not comprise a formal employment site as it is not suitable for the location of business operations as it cannot support independent employment activities without the redevelopment of the existing buildings, and the provision of sewer and drainage infrastructure.
- 6.17 Furthermore, CF Commercial have prepared an assessment of demand for the workshop and the availability of similar premises. It outlines that demand for the property is likely to come from small businesses and uses of a similar nature to the current occupier; however, they consider that occupational demand and the market for the property will be impacted by the following factors:
- Commercial occupiers generally require purpose-built accommodation that is ready to operate from and does not require significant work to bring them up to standard.
 - The property appears is in poor condition with an EPC rating of G.
 - The property is not secure in comparison to a commercial estate which is usually managed and has secure fencing.
 - Light industrial uses could cause disturbance to the adjacent residential uses, particularly if 24 hour access is required.
 - Maygrove Road has residents' parking on both sides which restricts larger vehicles that may require access to the property.
 - Whilst there is limited room to accommodate vehicles in the yard (approx. 2 cars), parking on the street is difficult for visitors, deliveries and collections.
- 6.18 CF Commercial have also undertaken analysis of the available light industrial/workshop accommodation (up to 1,500 sq.ft) within 1 mile radius of the site. There are 29 properties providing a total of 24,742 sq ft. Whilst these properties may not all be on the market, this potential supply of space demonstrates there is accommodation that is broadly comparable to the subject property within a one mile area, that may become available as and when existing tenants/occupiers wish to vacate. Therefore there are alternative options to the subject property currently available.

Loss of Employment Conclusion

- 6.19 Accordingly, having taken into account the current condition and demand for the site, and availability of similar premises in the locality, Table 6.1 below assesses the proposed loss of the existing workshop against the criteria outlined in paragraph 7 of the Employment Sites and Business Premises CPG:

Employment Sites and Business Premises CPG	
Paragraph 7	Assessment
Whether the premises are in a reasonable condition to allow the use to continue	The existing structures are in extremely poor condition beyond repair and require replacement. It cannot support independent employment activities without the redevelopment of the existing buildings, and the provision of sewer and drainage infrastructure
The range of unit sizes it provides, particularly suitability for small businesses	The site provides a small space that would support only limited employment. Nevertheless, its current condition and lack of infrastructure and services means that it cannot be independently occupied for employment premises.
The suitability of the location for any business use	Whilst there are commercial activities within the vicinity of the site, its immediate context is residential. The April 2020 pre-application advice confirms that this context is not the most suitable location for commercial use but residential would; however, be appropriate.
How the business use is related to other neighbouring/nearby land uses	
Whether a lower quantum of replacement employment space is proposed as part of the development, and if so whether the nature of this space is considered to have the potential to offer equal or greater benefits to local people or businesses than the existing space.	Due to its small size and the limited street frontage, it is not possible to provide both employment and residential uses on the site.

Table 6.1: Consideration against Employment Sites and Business Premises CPG

6.20 With regard to Policy E2, it is considered that the site is not suitable for continued employment use. The refurbishment of the site would support little employment on a site that is not suited to employment use. The proposal optimises the development of the site by utilising part of an adjoining garden area, providing a new opportunity for residential use. Furthermore there are 29 similar properties in the local area demonstrating that there are alternative options for occupiers.

6.21 Therefore the proposal is considered to be in accordance with Camden Local Plan Policy E2 and the supporting guidance.

Loss of Part of Communal Garden

6.22 Camden Local Plan Policy A2 protects designated public and private open space. Paragraph 6.37 of the supporting text outlines that the Council will resist development that occupies an excessive part of the garden, and the loss of garden space which contributions to the character of the townscape.

Assessment – Loss of Part of Communal Garden

6.23 The northern half of the site is comprised of part of the communal rear garden of 4 Shoot-Up Hill. This area of land is not designated as open space and is currently overgrown and not in use by residents. The inclusion of this land in the proposal is necessary to deliver the new residential units.

- 6.24 Notting Hill Genesis own both parcels of land that make up the site, and the adjoining 2-4 Shoot-Up Hill and its gardens. The residents at 4 Shoot-Up Hill will continue to avail of a private communal garden that is ca. 11 metres in length. Accordingly, the proposal is not considered to occupy an excessive part of the garden area. Furthermore, this area of garden is set back from road frontages and is not visible from the wider area.
- 6.25 Therefore the proposal is considered to be in accordance with Policy A2.

Principle of Residential Land Use

- 6.26 London Plan Policy GG4 states that those involved in planning and development must ensure that more homes are delivered. London Plan Policy H1 states that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions and seeks the creation of 10,380 additional homes in Camden over the period 2019/20-2028/29.
- 6.27 London Plan Policy GG2 supports development proposals that make the best use of land. Councils should support proposals which seek to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations which are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. A design-led approach should be applied to determine the optimum development capacity of sites.
- 6.28 Camden Local Plan Policy H1 seeks to secure a sufficient supply of homes and to maximise the supply of housing. The target for new homes has been increased to 16,800 additional homes from 2015/16-2030/31, including 11,130 additional self-contained homes.
- 6.29 London Plan H2 requires Boroughs to pro-actively support well-designed new homes on small sites (below 0.25 hectares) and recognises that they make a valuable contribution to new housing supply across the city.

Assessment – Residential

- 6.30 The proposal will provide a total of six new residential units across four storeys in a new purpose built building. London Plan Policy H1 and GG2 support proposals for residential development which intensify the use of land and are sustainably located and well connected. ,Therefore, the principle of additional residential accommodation is considered to be acceptable.
- 6.31 In addition, the provision of six well-designed new units will make a contribution to the delivery of more homes in the Borough, in-line with London Plan Policy GG4 and H2.
- 6.32 Within the Council's pre-application written response (reference: 2019/5401/PRE) it was confirmed that the proposed residential land use is acceptable providing the loss of the existing employment use is well justified, as the delivery of additional homes would meet the aims of Camden's Local Plan Policy H1.

Affordable Housing

- 6.33 London Plan Policy H5 states that the threshold level of affordable housing for development proposals which are capable of delivering more than ten units or which have a combined floor space greater than 1,000sqm is set at 35%.
- 6.34 Camden Local Plan Policy H4 requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of

100sqm GIA or more. For developments with capacity for fewer than 10 additional dwellings the Council will accept a payment-in-lieu of affordable housing.

- 6.35 The pre-application advice confirms that the affordable housing contribution will be calculated as a sliding target as a percentage of floor area starting at 2% for one home (i.e. per 100 sq.m) and increasing by 2% for each additional 100 sq.m of GIA capacity.

Assessment – Affordable Housing

- 6.36 The proposal for six new residential units does not trigger the requirement for on-site affordable housing provision under Policy H4, although a financial contribution will be sought.
- 6.37 With a floorspace of 473 sqm (GIA), for the purposes of the affordable housing calculation, the site has capacity for 5 dwellings. With 2% affordable housing sought per dwelling, the affordable provision sought is 10%.
- 6.38 The final level of the affordable financial contribution sought will be subject to calculation against the Council's latest inputs and formulas, in accordance with Policy H4.

Unit Mix

- 6.39 London Plan Policy D3 states that all development must make the best use of land by following a design led approach that optimises the capacity of sites. London Plan Policy H10 requires schemes to consist of a range of unit sizes and advise that applicants and decision makers should take into consideration:
- Local evidence of need;
 - The need to deliver a range of unit types at different price points across London;
 - The nature and location of the site, with a higher proportion of one and two bed units more appropriate in location closer to town centres, stations or with high public transport access and connectivity; and
 - The aim to optimise housing potential on sites.
- 6.40 Camden Local Plan Policy H6 aims to create mixed, inclusive and sustainable communities by requiring a range of dwelling sizes for Camden's existing and future households.
- 6.41 Camden Local Plan Policy H7 aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. In order to do this the Council will ensure that all housing developments contribute to meeting local priorities and include a mix of large and small homes. The Council will take a flexible approach to assessing the mix of dwelling sizes proposed in each development having regard to:
- any evidence of local needs that differ from borough wide priorities.
 - the character of the development, the site and the area, including the impact of the mix on child density.
 - site size, and any constraints on developing the site for a mix of homes of different sizes

- the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing.

6.42 In addition to the above, Policy 1 of the FG and WH Neighbourhood Plan requires residential developments to provide a range of housing types including three and four bedroom homes, where appropriate.

Assessment – Unit Mix

6.43 The proposed residential unit mix comprises a mix of one, two and three-bedroom units and is set out in Table 6.2 below.

6.44 This unit mix is considered to be appropriate as it provides a range of unit sizes, including a family sized unit whilst optimising the number of residential dwellings on site. Furthermore, a mix of smaller units is appropriate given the site’s proximity to the Kilburn High Road Town Centre and the size of the site. A greater proportion of larger units would increase the need for amenity space which cannot be provided due to site constraints .

6.45 Nevertheless, one three bed unit will be provided, 16.7% of the overall unit mix. The proposal is therefore considered to be in accordance with Policies H6 and H7.

Unit Size	Proposed Quantity	%
1B2P	4	66.6%
2B4P	1	16.7%
3B4P	1	16.7%
Total	6	100%

Table 6.2: Proposed Residential Unit Mix

Residential Amenity

6.46 London Plan Policy D6 expects all residential proposals to be of a high quality, maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. In addition, all residential developments are required to meet the minimum space standards in accordance with the National Described Space Standards.

6.47 London Plan Policy D7 notes that proposals for residential development must provide suitable housing for London’s diverse population. Proposals must ensure that at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’ and all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building M4(2) ‘accessible and adaptable dwellings’.

6.48 However, paragraph 3.7.6 of the supporting text states that in exceptional circumstances the provision of a lift to a dwelling’s entrance may not be achievable. It identifies circumstances where it may be necessary to apply some flexibility in the application of this policy for blocks of four storeys or less, including specific small-scale infill developments. London Plan Policy H2 confirms that such sites are generally below 0.25 hectares in size.

- 6.49 Camden Local Plan Policy H6 requires secure high-quality accessible homes in all housing developments. All self-contained homes must meet the nationally described space standards and 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2). A total of 10% of new-build self-contained homes in each development must be suitable for occupation by a wheelchair user or easily adapted for occupation.
- 6.50 In terms of residential amenity space provision, London Plan Policy D6 specifies that Where there are no higher local standards in the borough, a minimum of 5 sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.
- 6.51 At a local level, Camden’s Guidance is in accordance with the London Plan standards. Camden’s Housing CPG Chapter 4 refers to the Mayor’s Housing SPG (2016) Standard 26 and 27 which requires a minimum of 5 sqm of private outdoor space per one-two person unit with an extra 1sqm per additional occupant. The minimum depth and width for private amenity space is 1.5m.

Assessment – Residential Amenity

- 6.52 All residential units will meet the National Described Spatial Standards in terms of overall floor area, storage, and bedroom sizes. Each unit will also have a private balcony that meets London Plan standards. The units will all be provided with secure bin and cycle stores. The units have been designed to ensure appropriate levels of light, outlook, and amenity.
- 6.53 Table 6.3 provided below sets out the floorspace figures for each of the proposed residential units alongside the provision of private amenity space.

Table 6.3: Proposed Schedule of Accommodation

Unit No	Unit Type	Unit Size	Private Amenity Space (sqm)
1	3B4P (WA)	100 sqm	56 sqm
2	1B2P	50.3 sqm	5 sqm
3	1B2P	50.5 sqm	5sqm
4	1B2P	50.3 sqm	5sqm
5	1B2P	50.5 sqm	5sqm
6	2B4P	76.2 sqm	7.4 sqm

- 6.54 The ground floor three bedroom unit is designed to M4(3) standards, representing provision of 16.7% of the overall unit mix. The remainder of the units will be M4(1) as there will be no lift access to the upper floors. London Plan Paragraph 3.7.6 confirms that this is appropriate given that it is a small infill development (site area of 0.028 ha) and as the building is only four storeys in height.
- 6.55 Therefore the proposal is considered to be in accordance with London Plan policies D6 and D7, and Camden policy H6.

Design

- 6.56 London Plan Policy D3 requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity. All development proposals should:

- enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale;
- encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking;
- facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment;
- achieve safe, secure and inclusive environments;
- provide active frontages;
- deliver appropriate outlook, privacy and amenity;
- provide conveniently located green and open spaces;
- help prevent or mitigate the impacts of noise and poor air quality;
- respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character;
- be of high quality, with architecture that pays attention to detail.

6.57 London Plan Policy D4 requires Design and Access Statements to be submitted alongside development proposals to demonstrate how the design requirements of the London Plan have been met.

6.58 London Plan Policy D5 and Camden Local Plan Policy C6 requires development proposals to achieve the highest standards of accessible and inclusive design. Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

6.59 At the local level Camden Local Plan Policy D1 requires development to respect the local context and character and incorporate high quality design, materials and construction. Development should integrate well with the surrounding streets and open space, improve movement through the site and wider area and where possible offer direct, accessible and easily recognisable routes.

6.60 Policy 2 of the FG and WH Neighbourhood Plan expects development proposals to have regard to the form, function and structure of the surrounding context including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.

6.61 Camden Local Plan Policy C5 and London Plan D11 expects developments to demonstrate that design principles have been incorporated which contribute to community safety and security.

Assessment – Design

6.62 Many of the principles of the proposed design have been established through the pre-application process with the Council's Planning and Urban Design Officers, in particular the height and massing of the building. The scheme has evolved and now comprises a four storey building, set back to respond to the adjoining terrace on Maygrove Road which is considered appropriate for the site and its context, and respects the form and function of the surrounding buildings and street.

- 6.63 On the upper floors the private amenity balconies have been articulated as a bay type structure which complements the adjacent terraced housing and other properties in the surrounding area in a contemporary manner.
- 6.64 The top floor has a notched profile in plan which not only helps reduce the overall massing but also helps to give an articulated roof profile and provides a sunny south facing terrace.
- 6.65 Consideration has been given to the placement of windows, entrances and balconies which improve the public realm by activating the street frontage and promoting passive surveillance.
- 6.66 The use of brick has been integral in connecting the proposed block to its surrounding context and will offer a distinctive charm and identity by complementing the local character.
- 6.67 The design has been developed in order to create a safe and secure environment for the future residents and for the local community.

Neighbouring Amenity

Privacy & Outlook

- 6.68 In relation to new housing development, Standard 28 of the Mayor's Housing SPG requires habitable rooms within each dwelling to be provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.
- 6.69 Supporting paragraph 2.3.36 of the Mayor's Housing SPG states that designers should consider the position and aspect of habitable rooms, gardens, and balconies, and avoid windows facing each other where privacy distances are tight. The SPG states that in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 – 21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces). The SPG states that these can still be useful yardsticks for visual privacy but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the City, and can sometimes unnecessarily restrict density.
- 6.70 At the local level, Camden Local Plan Policy A1 advises that the Council seek to protect the quality of life of occupiers and neighbours. In doing so, they will grant permission for development unless this causes unacceptable harm to amenity. In achieving this, the Council will consider the impact development proposals would have on visual privacy and outlook.
- 6.71 Camden's Amenity CPG paragraph 7.4 advises that "development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy, therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking".

Daylight & Sunlight

- 6.72 Paragraph 123 of the NPPF outlines that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. It states that in these circumstances:

"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering

applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

- 6.73 London Plan Policy D6 specifies that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- 6.74 Camden Local Plan Policy A1 seeks to protect daylight/sunlight values within existing and proposed development. The supporting policy text (paragraph 6.5) states that in assessing daylight/sunlight values Camden will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011).
- 6.75 The Building Research Establishment (BRE) document Site Layout Planning for Daylight and Sunlight (2011) sets out guidance for achieving good sunlight and daylight levels within buildings and the open spaces between them.
- 6.76 The BRE guidelines are not mandatory, though local planning authorities will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located.
- 6.77 In regard to daylight and sunlight Camden's Amenity CPG states that they will:
- Expect all buildings to receive adequate daylight and sunlight.
 - Daylight and sunlight reports will be required where there is potential to reduce existing levels of daylight and sunlight.

Noise

- 6.78 Camden Local Plan Policy A4 advises that proposals for development sensitive to noise will only be supported in locations which experience a high level of noise if attenuation measures can be provided. In pursuance of this development should have regard to Camden's noise and vibration thresholds set out at appendix 3 of the Camden Local Plan.
- 6.79 The policy goes on to state that development proposals should manage noise and other potential nuisances by ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area.

Construction Period

- 6.80 Camden Local Plan Policy A1 provides guidance on managing the impacts of development and specifies that the Council will consider the impacts of the construction phase, including the use of Construction Management Plans to ensure that the quality of life of occupiers and neighbours is protected.
- 6.81 Camden Local Plan Policy A3 requires the demolition and construction phase of development including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas.
- 6.82 The supporting policy text (paragraph 6.14) specifies that the Council will require Construction Management Plans for major development proposals in order to identify the potential impacts of the

construction phase and how any potential negative impacts will be mitigated. Paragraph 6.16 notes that Construction Management Plans will usually be required via planning obligations once the planning application has been approved.

- 6.83 London Plan Policy T7 (Part G) states that Construction Logistics Plans will be required and should be developed in accordance with Transport for London guidance. Part K of the policy notes that during the construction phase of development, inclusive and safe access for people walking or cycling should be prioritised and maintained at all times.

Assessment – Privacy & Outlook

- 6.84 The development has been designed to protect neighbouring privacy and outlook. The balconies and living areas look south onto Maygrove Road, protecting the privacy of neighbouring dwellings.
- 6.85 The submitted drawings includes a plan noting the various separate distances from neighbouring buildings. Outlook to the north east and west is controlled with angled and smaller windows, and obscure glazing to ensure that the privacy of neighbours is maintained.
- 6.86 Accordingly, the development will appropriately safeguard neighbouring privacy and outlook.

Assessment – Daylight & Sunlight

- 6.87 A Daylight/Sunlight Report prepared by Avison Young is submitted in support of the application. A comprehensive study has been undertaken to assess the impact of the proposed development on all the relevant rooms in the surrounding dwellings in accordance with BRE Guidelines:
- 6.88 2-4 Shoot-Up Hill: nine out of 18 windows fully comply with VSC criteria. The remaining nine windows have VSC scores good and commensurate with an urban location. All rooms retain daylight distribution over 50% of the room area, again commensurate with an urban location.
- 6 Shoot-Up Hill: all rooms meet VSC and NSL criteria.
 - Claudius Court: all rooms comply with VSC criteria. All rooms will retain daylight to over 57%.
 - 1-2 Garlinge Road: in respect of VSC (at the window), NSL (within the room) and ADF (within the room), most windows and rooms satisfy the BRE tests by virtue retaining 0.8 of their former values. The rooms that do not meet these criteria have restricted access to daylight in existing conditions.
 - 2 Maygrove Road: all rooms will continue to receive good levels of light.
 - 2A Maygrove Road: The VSC, NSL and ADF tests confirm that the rooms all retain at least 0.8 of their former value and are
 - Neighbouring external areas: good sunlight availability will be retained.
- 6.89 In respect of daylight and sunlight amenity within the proposed development, the results indicate that there will be a very high degree of daylight and sunlight compliance. Furthermore, all habitable rooms will achieve in excess of their specified daylight requirements.

6.90 The results of the assessment are commensurate will other similar urban developments within the borough and as such should be considered to adhere to the London Borough of Camden's planning policy

Assessment – Noise

6.91 An Acoustic Report prepared by XCO2 has been submitted with the application and provides details of the assessment undertaken to establish the suitability of the site for residential use. The Report outlines recommendations for the acoustic specification of the building fabric to ensure an appropriate sound environment for users, which include enhanced glazing performance windows for the bedrooms at ground, first and second floor overlooking Maygrove Road.

Assessment – Construction Period

6.92 A Construction Management Plan will be prepared in accordance with Camden's minimum requirements. The strategy will be secured post-planning in advance of construction works being undertaken on site. An initial draft of Camden's Construction Management/Demolition Plan Pro Forma has been completed and signed and is submitted in support of the application.

6.93 Accordingly, the design of the proposal ensures that local privacy, outlook and daylight/sunlight are appropriately safeguarded, whilst detailed strategies will protect against noise and construction activities. The impact on neighbouring amenity is therefore considered to be acceptable.

6.94 The proposal is accordingly considered to be in accordance with Camden Local Plan Policies A1, A43 and A4.

Landscaping

6.95 Camden Local Plan Policy D1 (k) advises that development should incorporate high quality landscape design and maximise opportunities for greening.

6.96 Camden Local Plan Policy A3 outlines that the Council will assess developments against their ability to realise benefits through biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development. Proposals which seek to improve opportunities to experience nature, in particular where such opportunities are lacking will be supported.

6.97 The supporting policy text at paragraph 7.22 within the Camden Local Plan advises that Camden will expect development schemes to provide a high standard of landscape design and encourages the development of green and brown roofs and walls. The design of new hard and soft landscaping should be contextual and consider access requirements.

Biodiversity

6.98 In terms of biodiversity, Camden Local Plan Policy A3 states that the Council will enhance and protect biodiversity by:

- Protect nature conservation sites and safeguard priority habitats and species.
- Grant permission unless the development would adversely affect the status or population of priority habitat or species.
- Seek the protection of other features of nature conservation value wherever possible.

- Require the demolition and construction phase of development to be planned to avoid disturbance to habitats and species.
- Secure management plans, where appropriate, to ensure that nature conservation objectives are met.

6.99 London Plan Policy G6 requires development proposals to manage impacts on biodiversity and aims to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Proposals which reduce deficiencies in access to nature should be considered positively

Trees

6.100 Camden Local Plan Policy A4 seeks to protect and secure additional trees and vegetation by resisting the loss of trees which are of significant amenity or ecological value . The Council will ensure that trees and vegetation which are to be retained and protected during the construction and demolition phase of a development is in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout.

6.101 Part L of the Policy expects replacement trees or vegetation to be provided where the loss of significant trees has been justified in context of the proposed development.

6.102 Policy 18 of the FG and WH Neighbourhood Plan specifies that development proposals should protect trees in good health and make provision for new trees where the removal of existing trees is necessary.

6.103 London Plan Policy G7 requires development proposals, wherever possible to ensure existing trees of value are retained. If planning permission is granted which necessitates the removal of trees, adequate replacement is expected based.

Assessment – Landscaping

6.104 The landscaping proposals are detailed on the submitted drawings and within the Design and Access Statement. As the proposal seeks the removal of low grade category C trees across the site, three replacement lime trees are proposed as a mitigation measure within the landscaped forecourt fronting Maygrove Road. In addition to this, biodiverse landscaped areas are proposed at roof level which will total 98.4 sqm.

6.105 An amenity garden space is proposed to the rear on the ground floor for use by the 3 bed unit..

Assessment – Biodiversity

6.106 An Ecological Impact Assessment prepared by ACD Environmental is submitted in support of this planning application. A Preliminary Ecological Appraisal has been undertaken which comprised a desk top study and an Extended Phase 1 Habitat Survey combined with a visual assessment of the buildings and trees for protected species.

6.107 The assessment confirms that there are no designated sites within the application site and none nearby that would be impacted by the proposed development. Habitats which are identified on the site include buildings and hardstanding currently in use as a mechanics garage, an amenity grassland and scattered trees. No wildlife was identified during the survey with very little scope for existing habitats to support any protected species. There was no evidence of protected species therefore no further surveys are recommended.

- 6.108 The scattered trees are anticipated to be cleared within the scheme. To compensate for their loss wildlife friendly planting will be incorporated within the soft landscaping and green roofs will be incorporated which will be designed with biodiversity in mind.
- 6.109 The proposed building will be provisioning new and permanent structures for use by roosting bats and nesting birds. To compensate for the loss of a low potential roosting opportunity when the trees are cleared, a new habitat bat box will be installed. To compensate for the loss of potential bird nesting sites, nesting boxes will be installed on the external walls of the new building. These will target common species which are most likely to be present in the locality.
- 6.110 Implementing all of the above recommendations will ensure that there are no significant impacts upon protected species and that the proposals will be in conformity with relevant legislation and policy.

Assessment – Trees

- 6.111 An Arboricultural Impact and Method Assessment including a Tree Protection Plan has been prepared by ACD Environmental and are submitted with the application
- 6.112 The assessment has evaluated the direct and indirect effects of the proposed design on the trees on site, and where necessary mitigation measures are recommended. Overall, the development proposals are in accordance with BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.
- 6.113 All of the trees proposed for removal are of low value and within the lower two categories, C , and are not of a quality that should represent any constraint to development. It is therefore deemed acceptable to remove the trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.
- 6.114 The proposal is therefore considered to be in accordance with London Plan Policies G6 and G7, and Camden Policies A3 and A4

Archaeology

- 6.115 London Plan Policy HC1 requires development proposals to identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes.
- 6.116 Camden Local Plan Policy D2 specifies that the Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting.

Assessment – Archaeology

- 6.117 The accompanying Archaeological Desk-Based Assessment prepared by RPS identifies that there are no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields within the study site or its immediate vicinity.
- 6.118 In terms of relevant local designations, the study site lies within the eastern boundary of the linear Tier II Archaeological Priority Area which is considered likely to have had a modest theoretical archaeological potential for the Roman period, associated with the nearby road alignment.

- 6.119 Past post-depositional impacts within the study site are considered likely to have had a modest negative archaeological impact. The identified modest post depositional impact, combined with the extent of the proposed development impact, in the context of the Tier II APA designation and the theoretical archaeological potential, indicates that the GLAAS Advisor to the London Borough of Camden will require additional archaeological mitigation measures.
- 6.120 It is therefore proposed to undertake a watching brief exercise during ground clearance works and, if necessary, during construction groundworks for the proposed development in association with the redevelopment proposals. It is considered that this work can appropriately be secured via condition attached to a planning permission and so the development is in compliance with London Plan Policy HC1 and Camden local Plan Policy D2.

Transport, Access and Servicing

- 6.121 London Plan Policy T1 expects all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking, and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. In addition to this, the policy supports development proposals that facilitate the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle, or public transport by 2041.
- 6.122 London Plan Policy T2 requires development proposals to reduce the dominance of vehicles on London's streets whether stationary or moving and be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.
- 6.123 London Plan Policy T5 supports development proposals which encourage cycling by securing the provision of appropriate levels of cycle parking which should be secure, well-located and at least in accordance with the minimum standards, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided.
- 6.124 London Plan Policy T5 specifies that cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards and where it is not possible to provide adequate cycle parking within residential developments, boroughs must work with developers to propose alternative solutions which meet the objectives of the standards
- 6.125 London Plan Policy T6 expects car-free development to be the starting point for development proposals in places that are well-connected by public transport. Policy T6.1 (Table 10.3) sets out the maximum residential parking standards, which is 'car-free' in all locations with a PTAL between 5-6.
- 6.126 At the local level Camden Local Plan Policy T1 prioritises walking, cycling and public transport in the borough. In pursuance of this Camden will seek to ensure developments improve the pedestrian environments and ensure that development provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3) and design requirements outlined within Camden's Transport CPG.
- 6.127 Policy 8 of the FG and WH Neighbourhood Plan supports developments that promote improved cycle provision by incorporating appropriate cycle storage in residential development proposals.
- 6.128 Camden Local Plan Policy T2 and Policy 7 of the FG and WH Neighbourhood Plan expects new development in the borough to be car free.

- 6.129 London Plan Policy T7 states that development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments.
- 6.130 Camden Local Plan Policy A1 resists development proposals that fail to adequately assess and address transport impacts having regard to the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans.
- 6.131 In addition to this, paragraph 7.9 of Camden's Transport CPG specifies that the Council will resist development that negatively impacts on existing on-street parking conditions and will not support applications for planning permission that would cause or exacerbate unacceptable parking pressure or add to existing parking, waiting and loading problems.

Assessment – Transport & Servicing

- 6.132 The proposed development is car-free which is supported by Camden and London Plan policies. There will be no increase in vehicular movements as a result of the development and therefore no impact on the local highways networks. A Section 106 Agreement will secure the car free development, aside from occupants who require blue badge spaces which are available on local roads.
- 6.133 New cycle parking will be provided which supports the 'Healthy Streets' aspirations within the London Plan. The proposed cycle parking complies with London Plan standards and is consistent with the London Cycling Design Standard. Table 10.2 of the London Plan confirms that one bedroom residential dwellings should provide 1.5 cycle parking spaces whilst 2+ bedroom dwellings should have 2 spaces each. For developments of 4 to 40 dwellings, 2 short-stay spaces are to be provided. This results in a cycle parking requirement of 10 long stay spaces and 2 short stay spaces.
- 6.134 Communal cycle storage is provided adjacent to the main entrance of the building and accessed via the secured entrance porch. It provides 10 safe and secure cycle spaces on double-stacked bike racks in compliance with standards. Two visitor cycle spaces will be provided in the form of Sheffield stands to the front of the site.
- 6.135 Full details of the access and servicing arrangement are provided on the submitted drawings and within the accompanying Design and Access Statement.
- 6.136 Accordingly, the proposed development is considered to be in compliance with both Camden and London Plan policies.

Energy and Sustainability

- 6.137 Camden Local Plan Policy CC1 requires all development to minimise the effects of climate change and encourages all development to meet the highest feasible and viable environmental standards. Moreover, all development is required to reduce carbon dioxide emissions in line with the targets set out within the London Plan.
- 6.138 In support of these objectives Camden requires the location of development and mix of land uses to minimise the need for car travel, support energy efficiency improvements to existing buildings and the optimisation of energy efficiency.

- 6.139 Camden Local Plan Policy CC2 advises that development should adopt appropriate climate change adaptation measures and requires any development involving 5 or more residential units or an increase of floor space of 500sqm to, where appropriate; protect existing and promote new green infrastructure; maintain and where possible reduce surface water run-off and incorporate bio-diverse roofs and green walls. Measures should also be included to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.
- 6.140 In assessing the sustainable design and construction of development the Council will promote and consider the following:
- how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;
 - encourage new build residential development to use the Home Quality Mark and Passivhaus design standards.
- 6.141 Camden Local Plan Policy CC5 specifies that the Council will seek to make Camden a low waste borough by reducing the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031. The Council will achieve this by ensuring that developments include facilities for the storage and collection of waste and recycling.

Assessment – Energy & Sustainability

- 6.142 Sustainability and well-being have been fundamental to the design of the proposal. The accompanying Energy and Sustainability Statement prepared by XCO2 sets out the range of sustainable design and construction measures that have been incorporated into the proposals, primarily addressing the sustainable management of resources, the protection and enhancement of the environment and the effective adaptation and mitigation of the development to climate change.
- 6.143 The key sustainability features include:
- Effective site layout in response to the neighbouring context.
 - Efficient design of the proposed massing, openings and internal layouts so that habitable spaces across the site benefit from abundant daylight and sunlight levels, whilst impacts to neighbouring buildings are kept to a minimum.
 - The specification of water efficient fittings to limit water consumption to less than 105 litres per person per day for domestic uses.
 - An amenity garden space is introduced to the rear on the ground floor.,,
 - Effective pollution management and control: the development is not expected to have any significant adverse effects to air, noise, land or watercourses.
- 6.144 The report confirms that a range of renewable technologies have been taken into consideration for generating on-site renewable energy. Air source heat pumps are considered a suitable technology for this development due to adequate roof space, easy installation process, and substantial CO2 savings. The incorporation of ASHP would contribute a reduction of 35.9% resulting in a total offset of 47.3% of regulated CO2 emissions over the baseline emissions.

- 6.145 The energy strategy for the scheme focuses on the efficiency of the fabric and building services, so that the energy demand is reduced to the extent feasible. Energy efficiency is primarily achieved through a highly insulated building envelope, a good air permeability rate and a thermal bridging y-value in line with the Accredited Construction Details. Highly efficient lighting, space conditioning and hot water systems, as well as appropriate controls further reduce the regulated energy demand and consumption of the development. The proposals also incorporate individual air source heat pumps with mechanical ventilation.
- 6.146 The Energy Strategy includes an assessment of residential overheating. The potential risk of overheating was assessed via the Part L Building Regulation compliance tool SAP. All six dwellings were modelled in SAP and only a slight overheating risk was found across all units, which can be appropriately mitigated including through the use of mechanical ventilation.
- 6.147 Therefore the proposal is in accordance with Camden Local Plan Policies CC1 and CC2.

Air Quality

- 6.148 Camden Local Plan Policy CC4 states that London Borough of Camden will ensure that the impact of development on air quality is mitigated and that exposure to poor air quality is reduced in the borough.
- 6.149 Camden Amenity Planning Guidance states that all of Camden is a designated Air Quality Management Area due to the high concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀). As such all developments are to limit their impact on local air quality. An Air Quality Assessment is required to support any scheme which proposes uses susceptible to poor air quality, such as housing.
- 6.150 The demolition and construction phases of development on air quality must be taken into account as part of planning applications. Mitigation and offsetting measures to deal with any negative air quality impacts associated with development must be implemented.
- 6.151 The Camden Air Quality Action Plan (2016) sets out a variety of actions to help reduce key air pollutants in the Borough arising from road traffic, gas boilers and other sources. Action 14 seeks to 'minimise emissions from the construction and operation of new developments by requiring developers to adhere to current and any superseding best practice guidance and supplementary planning guidance'.
- 6.152 London Plan Policy SI1 requires development proposals to be air quality neutral and they must not lead to further deterioration of existing poor air quality. Development proposals should use design solutions to minimise exposure to existing air pollution.

Assessment – Air Quality

- 6.153 The accompanying Air Quality Assessment produced by XCO2 considers the development's potential air quality effects during both the construction and operational phases of the development.
- 6.154 During the construction phase, the site has the potential to generate dust nuisance beyond the application boundary. However, through the implementation of a Dust Management Plan, the impacts will be effectively minimised and are unlikely to be significant.
- 6.155 Emissions from operational traffic associated with the proposed development are not anticipated to significantly affect local air quality. The predicted pollutant concentrations at the site are within the relevant air quality standards set for the protection of health.

- 6.156 The redevelopment of the site would not cause a significant impact on air local air quality and finally, the development will be Air Quality Neutral in accordance with London Policy SI1

Flood Risk & Drainage

- 6.157 **Camden Local Plan Policy CC2** advises that all development should adopt appropriate climate change adaptation measures, including not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS).
- 6.158 Camden Local Plan Policy CC3 seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible. The Council will require development proposals to incorporate water efficiency measures and utilise SuDS in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible.
- 6.159 London Plan Policy SI13 specifies that proposals should aim to achieve greenfield run-off rates and ensure that surface water drainage is managed as close to its source as possible. Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

Assessment – Flood Risk & Drainage

- 6.160 A Flood Risk Assessment and Drainage Strategy Report has been prepared by Tully De’Ath for the scheme to demonstrate that the proposed development is subject to an acceptable risk of flooding and can be drained both safely and sustainably for the lifetime of the development.
- 6.161 The site is located within Flood Zone 1 and the development is at low risk of flooding from all sources when taking into account the effects of climate change. Nevertheless, any potential risk of flooding is further reduced through a series of design measures.
- 6.162 Surface water attenuation has been provided to accommodate a 1 in 100-year event with an additional 40% allowance for climate change. However, to mitigate the potential impact of an exceedance storm event, external ground levels will be designed to fall away from the building.
- 6.163 In terms of foul drainage, the existing site does not appear to have a foul drainage system, however the new foul flows are very low and are unlikely to have a negative impact on the capacity of the adopted sewerage system. The proposed new foul drainage system will connect to the combined sewer within Maygrove Road via a new 150mm dia. gravity connection, which will be subject to a S106 Agreement with Thames Water.
- 6.164 The on-site drainage system will be maintained by a Notting Hill Genesis for the lifetime of the development. Maintenance will be in accordance with a site-specific maintenance strategy.
- 6.165 The site has a low risk of flooding, but sustainable drainage features will nevertheless be maximised on site in compliance with Camden Policies CC2 and CC3.

Land Contamination

- 6.166 Camden Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours and will grant planning permission for development unless this causes unacceptable harm to amenity. The Council will take into consideration a number of factors including contaminated land.

- 6.167 The supporting policy text (paragraph 6.25) states that proposals for the redevelopment of sites that are known to be contaminated, have the potential to be contaminated, or are located in close proximity to such sites to submit relevant assessments and take appropriate remedial action to the Council's satisfaction if required. Remedial action is particularly important in developments where people will have access to the ground for gardening, play or planting food for consumption.

Assessment – Land Contamination

- 6.168 A Contamination Report has been prepared by RSK for the proposed scheme, including a site investigation. It confirms that the relevant contaminant linkages are absent and therefore the site is suitable for the proposed end use. Soils are not hazardous and are likely to be suitable for disposal at an inert landfill. No ground gas protection measures are needed.
- 6.169 The proposal is accordingly in compliance with Camden local Plan Policy A1.

Planning Obligations & Section 106 Heads of Terms

- 6.1 Camden Local Plan Policy DM1 states that the Council will use planning obligations, in appropriate circumstances, to mitigate or compensate for the potential effects of new development. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development, the extent to which it contributes towards delivering the objectives of the Local Plan and other planning policies.
- 6.2 Camden adopted a new Community Infrastructure Levy (CIL) Charging Schedule in October 2020. Camden's Developer Contributions CPG confirms that planning obligations cannot be sought to secure infrastructure projects or types of infrastructure that will be wholly or partly funded by CIL.
- 6.3 Camden's Local Plan outlines that obligations may be sought for the following matters but will be subject to financial viability:
- Payment in lieu contribution of affordable housing provision.
 - Payment in lieu of employment floorspace re-provision.
 - Securing a Construction Management Plan, a detailed strategy will be secured following the grant of planning permission and financial contributions to its monitoring.
 - Confirmation that any damage to the highways over the course of the construction period will be repaired.
 - Sustainability post-construction review.
 - Car free development.

Conclusion

- 6.4 Overall the proposal will be a high quality development that will replace an underused workshop and area of a rear garden to provide six new residential dwellings. The scheme will include new areas of planting and landscaping, and cycle and bin storage.
- 6.5 The scheme is considered to be in accordance with planning policy which supports the provision of new residential accommodation. Whilst policy resists the loss of employment spaces, the detailed assessments undertaken have confirmed that it is a poor quality space unsuitable for on-going

occupation. Its refurbishment would support little employment and there are other premises in the local area supporting such uses. Furthermore, the site's proximity to residential dwellings means that it is ill suited for its current use.

- 6.6 The loss of part of the communal garden area to 4 Shoot-Up-Hill is also appropriate given that this part of the garden is unused and a large communal garden will be retained for the occupants.
- 6.7 A range of technical assessments undertaken have confirmed that the proposal will have an appropriate environmental impact, safeguard local amenity and provide residential accommodation in compliance with the relevant standards.

7 CONCLUSION

- 7.1 Planning permission is sought from the London Borough of Camden, on behalf of Notting Hill Genesis, for development to the rear of 2-4 Shoot-Up Hill, London, NW2 3QN.
- 7.2 The site currently comprises a single storey garage in use as a car repair shop which is in poor condition and its continued use is not considered viable. The proposed residential redevelopment of the site provides an opportunity to deliver high-quality residential units which will make a valuable contribution to the delivery of new homes within the Borough.
- 7.3 Accordingly, the proposal is for the:
- “Demolition of the existing single storey buildings on the site and the erection of a four storey residential block to provide 6 new units with associated landscaping, cycle parking and amenity space.”*
- 7.4 The proposal has been subject to detailed pre-application discussions with the Council’s Planning and Urban Design Officers , particularly with regard to the detailed design and the loss of the existing employment use on the site.
- 7.5 Accordingly, the proposal will deliver the following planning benefits:
- a. Regeneration of a site that is in poor condition and its continued employment use is not considered viable.
 - b. Introduction of residential use with six high quality flats that meet standards, provides a range of unit sizes including a family sized unit and responds to the urgent need for new homes in Camden.
 - c. High quality architecture and design that complements the local context and surrounding properties.
 - d. Provision of new soft landscaping including replacement tree planting and a biodiverse green roof which will enhance biodiversity throughout the site.
 - e. The building will be highly sustainable, introduce new planting, utilise sustainable energy technologies and facilitate natural ventilation.
 - f. Payment of the Community Infrastructure Levy, which will contribute towards local infrastructure and services. The Section 106 Agreement will secure any obligations required to ensure the impact on local infrastructure is acceptable, including affordable housing and employment training.
- 7.6 Therefore, the proposal will deliver significant planning benefits and will successfully regenerate this underused site in a highly accessible location. It is in compliance with planning policy and should be granted planning permission.